BILL GARRETT, Davidson County
Trans:T20130071485 DEEDWARR
Recvd: 08/19/13 15:11 2 pgs
Fees:13.00 Taxes:2035.00

20130819-0087187

WARRANTY DEED

KW13-2946

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF August, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/4/15
(AFFIX SEAL)

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Avinash J. Desai	Avinash J. Desai	
9530 ~~9350~~ O'Hara Drive	(NAME) 9530 ~~9350~~ O'Hara Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	118-06-0-175.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TRENTON KELLY DABBS AND KRISTEN DANIEL DABBS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AVINASH J. DESAI AND PRATIKSHA A. DESAI, AS CO-TRUSTEES OF THE DESAI FAMILY TRUST UAD DECEMBER 12, 2002, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 22A on the Plan of Re-Subdivision of Lot 22B Battlefield Estates, Section 1 of record in Plat at Instrument No. 20100323-0021692, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Trenton Kelly Dabbs and Kristen Daniel Dabbs, husband and wife by Warranty Deed from Path Properties, LLC, a Minnesota limited liability company of record at Instrument No. 20101012-0081660, Register's Office for Davidson County, Tennessee, dated October 07, 2010 and recorded on October 12, 2010.

This conveyance is subject to A) 2013 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument Number 20100323-0021692, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2946 Vaulx Lane, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 14th day of August, 2013.

Trenton Kelly Dabbs

Kristen Daniel Dabbs

STATE OF Tennessee
COUNTY OF Davidson

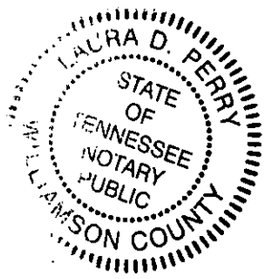
On this the 14th day of August, 2013, before me personally appeared Trenton Kelly Dabbs and Kristen Daniel Dabbs, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of August, 2013.

Notary Public

My Commission Expires: 10.11.15

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959